



City of Westlake

Planning and Zoning Department – Staff Report

City Council Meeting 11/1/2024

PETITION DESCRIPTION

PETITION NUMBER: SPM-2024-05 Site Plan Modification - Shoppes of Westlake Landings (Parcel C)
OWNER: DKC Westlake Landings, LLC
AGENT: Coteleur & Hearing
PCN: 77-40-43-01-17-000-0025, 77-40-43-01-17-000-0024, 77-40-43-01-17-000-0023.
ADDRESS: 4751 Seminole Pratt Whitney Road, 4801 Seminole Pratt Whitney Road, 4775 Seminole Pratt Whitney Road.

REQUEST:

The applicant is requesting a Site Plan Modification approval for Parcel C within Shoppes of Westlake Landings Commercial Plaza, to replace all the previously approved brick paver crosswalks with crosswalk striping. Parcel C is developed with three (3) separate restaurants with drive thru. The subject site is located at 4751, 4801, and 4775 Seminole Pratt Whitney Road. West Westlake, FL 33470.

SUMMARY

The applicant is requesting a Site Plan Modification approval for Parcel C. The subject site is currently developed with an approximately 2,525 square feet coffee shop with drive through known as Starbucks; an approximately 2,200 square feet fast food restaurant with drive through known as KFC; and an approximately 2,227 square feet fast food restaurant with drive through known as Taco Bell. Totaling approximately 7,003 Square Feet and located in a 3.68 acres parcel within The Shoppes of Westlake Landings commercial plaza. Parcel C has not received a Certificate of Completion (CO) from the City due to inconsistencies with the approved site plan, specifically the paver crosswalks were not installed as approved by the City Council. The applicant proposes to amend the site plan by replacing the brick paver crosswalks with crosswalk striping.

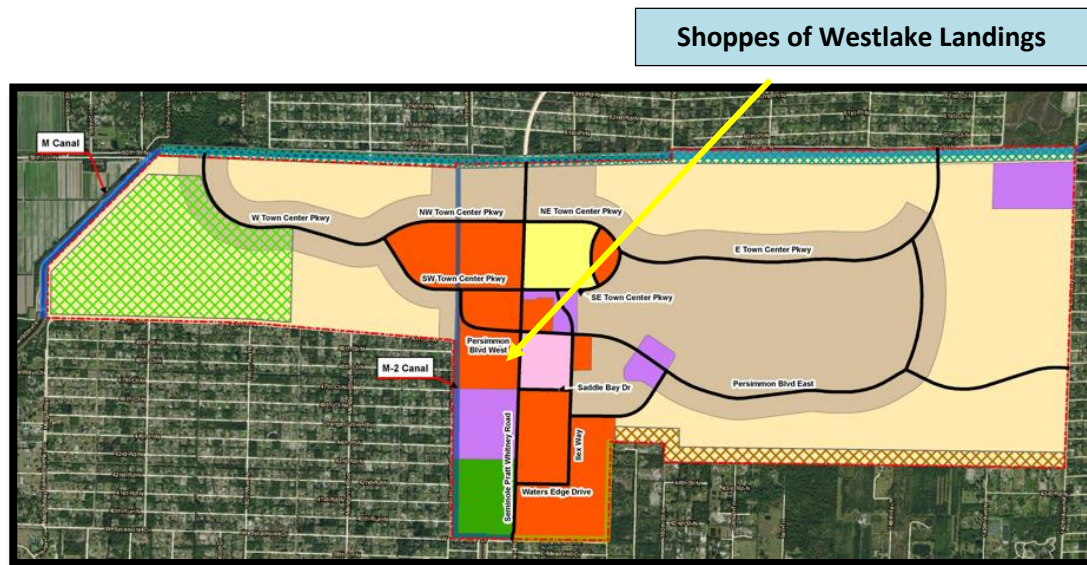
Staff issued a comment letter dated September 27, 2024, advising the applicant to reconsider keeping the pavers as approved. The pavers were approved by the City Council because Westlake places a strong emphasis on aesthetics, and the proposed stripes will make the subject site NOT consistent with the characteristics of other comparable properties in the City. (See enclosed staff comment and response letter). The Applicant provided this response: *The paver/decorative crosswalks are not a requirement of the city's code. Additionally, the Engineering plans were permitted by the City and did not contain paver crosswalks. As a result, the site was constructed consistent with the permit. The after-the- fact construction is an additional burden to the applicant.*

STAFF RECOMMENDATION

Based upon the facts and findings contained herein, the above referenced application meet all of the required City of Westlake land development regulations. However, the subject site will Not be consistent with the characteristics of other comparable properties in the City. See photos of other existing sites with paver crosswalks on page 5 of the subject staff report.

PETITION FACTS

- a. Total Gross Site Area: 3.68 acres
- b. Land Use and Zoning
 - Existing Land Use: Commercial
 - Future Land Use: Downtown Mixed Use
 - Zoning: Mixed Use



Background

Parcel C is within "The Shoppes of Westlake Landings" Master Site Plan, a commercial plaza located west of Seminole Pratt Whitney Road on a 50.826 acres that was originally approved by City Council on June 14, 2021. "The Shoppes of Westlake Landings" has a Property Owners Association (POA) with individual owners. The subject plaza consists of a number of parcels that will be developed according to market driven demand.

- On November 22, 2021 the City Council approved a Site Plan Review for Parcel C which included three (3) Fast-Food restaurants.
- On March 30, 2023, the applicant received approval for a minor site plan modification for the removal of a second drive-through lane for the Starbucks building.
- On November 2, 2023, the applicant received approval for a minor site plan modification to remove two (2) dual level II EV charging stations located on the north and east side of the Starbucks building and adding EV charging stations to Parcel B.
- On April 2, 2024, the applicant received approval for a site plan modification to increase building area by 238 square feet; removal of outdoor seating area; removal of a second drive through lane; and modifications to building elevations and colors.

Staff Analysis

The applicant is requesting a Site Plan Modification approval to replace the previously approved brick paver crosswalks with crosswalk striping for Parcel C within Shoppes of Westlake Landings commercial plaza.

On July 24, 2024 staff performed a site inspection for final zoning sign off requested by the contractor for The Shoppes of Westlake Landings development Parcels B & C. In a letter sent to the applicant dated July 26, 2024 (see enclosed), staff listed multiple items that were inconsistent with the Council approved site plan including the missing brick paver crosswalks throughout both parcels.

See below Site plan approved by City Council depicting paver crosswalks:

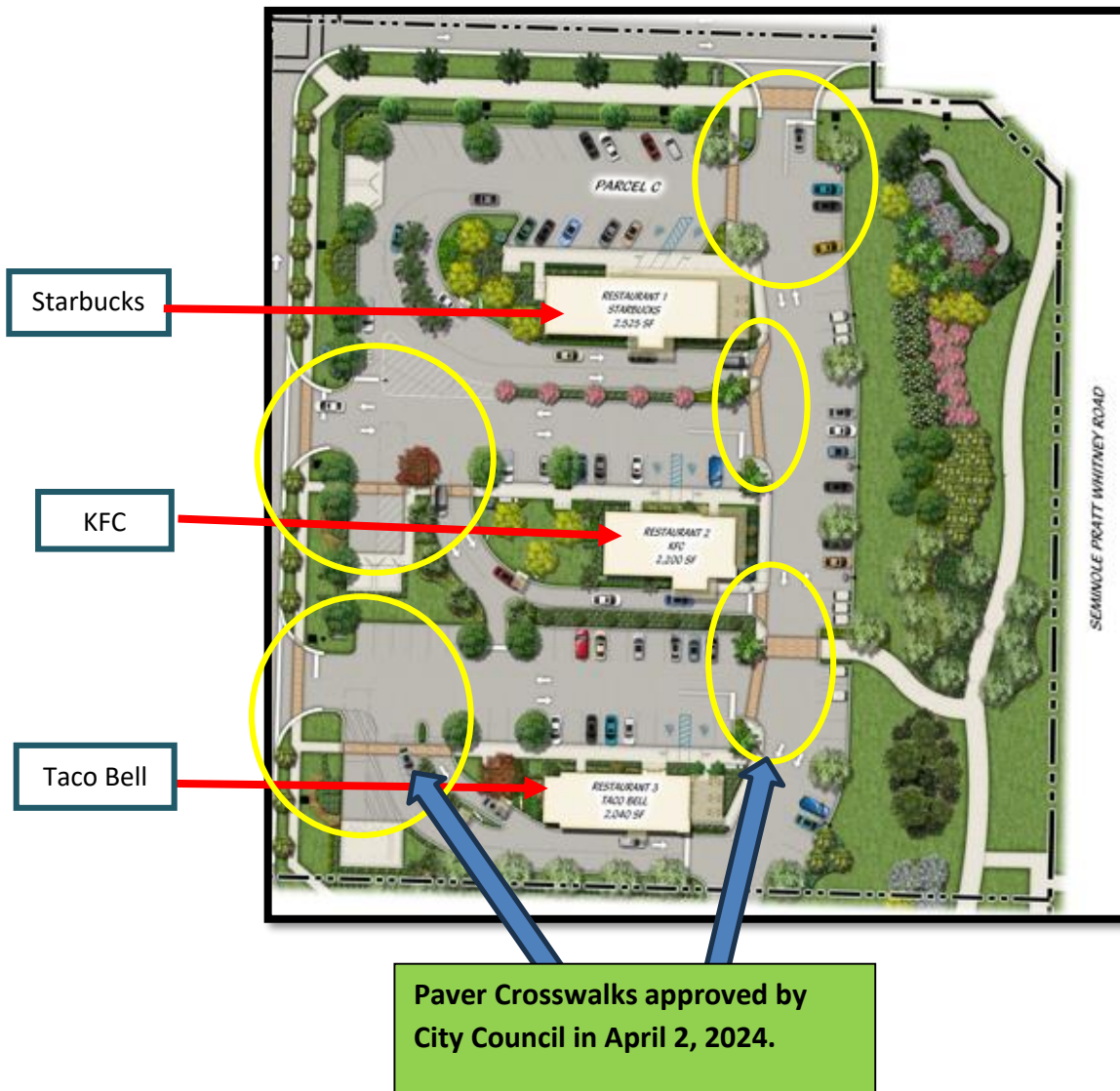
Breakdown of buildings are as follows:

Starbucks with Drive Through: 2,525 Sq. Ft.

KFC with Drive Through: 2,200 Sq. Ft.

Taco Bell with Drive Through: 2,278 Sq. Ft.

Total: 7,003 Sq. Ft.



The applicant is proposing the following site plan replacing the crosswalk pavers with stripping for the entire parcel.

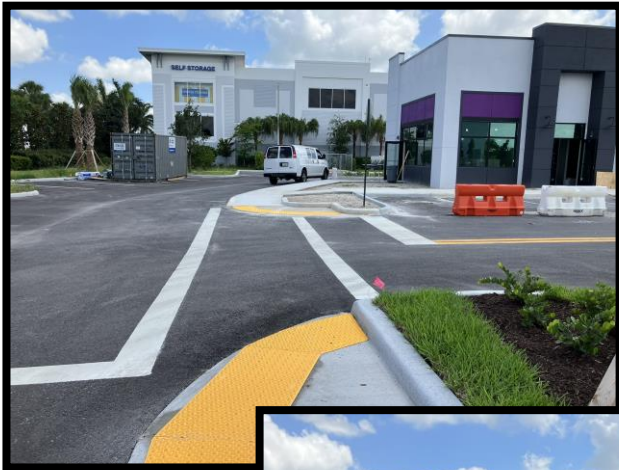
Proposed Site Plan



See below photos of existing other sites developed with paver crosswalks.



The applicant is requesting crosswalk stripping in place of pavers



Agent Response Letter



LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
☎ 561.747.6336 📠 561.747.1377

October 2, 2024
Chen Moore and Associates
Nilsa Zacharias/Osniel Leon/Brandon Sullivan
(Via Email)

DATE: September 27, 2024
PETITION NUMBER: SPM-2024-05 – PARCEL C (POD H)
APPLICANT: Cotleur & Hearing
OWNER: DKC Westlake Landings, LLC
REQUEST: Site Plan Modifications – (Parcel B) Replace decorative paver crosswalks with code compliant striping.

STAFF COMMENTS PLANNING AND

ZONING SITE PLAN:

1. Reconsider maintaining the pavers on the site (**Parcel C**). After further discussion with you, we understand you still would like to **propose changing the previously approved pavers to stripes**. The pavers were approved by the City Council because Westlake focus on aesthetics, and the proposed stripes will make the subject site Not consistent with the characteristics of other comparable properties in the City.

Response: The applicant is requesting a modification to the approved site plan to remove the requirement for paver crosswalks. The applicant's Justification is that paver/decorative crosswalks are not a requirement of the city's code. Additionally, the Engineering plans were permitted by the City and did not contain paver crosswalks. As a result, the site was constructed consistent with the permit. The after-the- fact construction is an additional burden to the applicant.

We hope this response is helpful. Please feel free to contact me with any questions you may have. Thank you for your continued time and assistance.

A handwritten signature in blue ink, appearing to read 'Don Hearing'.

Cotleur & Hearing/dc
Donaldson E. Hearing, ASLA, LEED® AP
Principal

Fire Safety, Landscape, Drainage, Traffic

There are no impacts to fire safety, landscape, drainage or traffic as part of this request.

FINAL REMARKS

SPM-2024-05 will be heard by the City Council on November 1, 2024. The public hearing was advertised in compliance with the City's code. The subject application was reviewed by the City of Westlake staff (Planning and Zoning, Engineering), Seminole Improvement District (SID) and Palm Beach County Fire Rescue.